

CITY OF RALEIGH, NC

CITY OF RALEIGH, NORTH CAROLINA CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



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*Strategic Planning Division
City of Raleigh Community Development Department*



CITY OF RALEIGH, NC

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FY 2012-13

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EXECUTIVE SUMMARY

Background:

The Consolidated Annual Performance and Evaluation Report (CAPER) assesses the period from July 1, 2012, through June 30, 2013. It provides an evaluation of performance by the City regarding the housing and neighborhood revitalization goals stated in its Consolidated Plan. By doing so, the City has an opportunity to appraise its overall progress and assess its strategies for carrying out its housing programs and activities. The availability of the document for comment was advertised in the News and Observer newspaper and on the City website. The draft was available at the Community Development (CD) Department office at 310 W. Martin Street in Raleigh, the website and upon request. The appendix of this document contains maps showing areas of interest as described herein.

Structure of Report:

This report is prepared in a manner that is consistent with HUD guidelines for consolidated reporting. Several necessary elements are required and include: descriptive narratives, summaries of reports and activities, programmatic accomplishments for each of the City's entitlement grants for CDBG, HOME, and ESG, as well as a self-evaluation of progress in implementing the City's Consolidated Plan.

These activities support the Department's mission to assist low- and moderate-income renters, first-time homebuyers, homeowners needing rehabilitation and special needs populations. Neighborhood revitalization is directed toward the elimination of slums and blight and the development of new housing sites in older neighborhoods. This is accomplished through the acquisition and demolition of dilapidated buildings including substandard houses and commercial businesses that are not compatible with residential communities. Neighborhood revitalization activities also include upgrading public facilities, eliminating environmental hazards and selling vacant parcels through a Request for Proposals (RFP) process to developers who must follow the implementation strategies in adopted redevelopment plans.

The Department welcomes your comments. For more information on any of these programs or information contained within this report, please feel free to contact the Community Development Department at (919) 996-4330 or email CD.info@raleighnc.gov.



**Salvation Army
Center of Hope**

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PART I – GENERAL NARRATIVE

Assessment of 3-5 Year Goals

This was the third year of the 2010-15 Five Year Consolidated Plan. The One Year Action Plans have specific goals for most activities. The goals for FY 2012-13 are detailed in the discussions of the projects and activities. All of the projects benefit very low-, low- and moderate-income persons. The City achieved the majority of its goals.

The City of Raleigh's housing and community development programs are designed to serve the housing needs of five major groups of its residents and to support the Consolidated Plan goals:

- Very low-income renter households.
- Homeless persons and families.
- Elderly and persons with disabilities in need of supportive housing.
- Low- and moderate-income homebuyers.
- Homeowners needing significant rehab assistance.

To benefit these households, the City has focused its efforts on providing attractive and affordable housing and revitalizing older neighborhoods. Each of these programs is guided by four basic principles that guide the expenditures of program funds. These four principles are:

- ◆ The provision of affordable, decent safe, and sanitary housing for all City residents
- ◆ The need for an on-going partnership with the private and nonprofit sector and continued inter-governmental cooperation with county and state agencies
- ◆ That affordable housing must be made available throughout the City of Raleigh
- ◆ The continued emphasis on neighborhood revitalization where the goal is to encourage neighborhood stability and preservation of the existing housing stock

ACTIVITIES BY BENEFICIARY

Targets and Projects	Households Assisted
<i>Very low- and low-income renter households</i>	
◆ Joint Venture Program	270
◆ Acquisition of Units	26
◆ Relocation to standard housing	19
◆ Job Training (Construction Trades)	26
◆ Interfaith Food Shuttle - Community Enhancement Grant	8
◆ Guiding Lights – CE Grant	15
◆ IDA & Collaborative – CE Grant	14
◆ Literacy Council of Wake County – CE Grant	143
◆ Capital City Intergenerational Care Initiative – CE Grant	339
◆ Salvation Army of Wake County – CE Grant	600
<i>Sub-Total</i>	1,460
<i>Low- and moderate-income homebuyers</i>	
◆ Homeownership Counseling Program	518
◆ City-Wide Second Mortgage Program	53
◆ OWNER Second Mortgage Program	3
◆ New housing units completed	1
<i>Sub-Total</i>	575

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<i>Owner Households needing rehabilitation assistance</i>	
◆ Homeowner Rehabilitation Program	15
◆ Limited Repair	31
<i>Sub-Total</i>	46
<i>Special population groups such as homeless and disabled persons</i>	
◆ Triangle Family Services	46
◆ Women's Center of Wake County	22
◆ Wilmington Street Shelter	1,089
<i>Sub-Total</i>	1,157
<i>TOTAL</i>	3,238

To implement its program, Raleigh utilizes funding from a variety of federal and local resources. During this CAPER reporting period, the City spent approximately \$9,983,432 of CDBG, HOME, ESG, NSP, and local funds. The majority of expenditures are used to fund programs that address priority needs, as stated in the Consolidated Plan.

Performance Measurement

The City incorporated Performance Measurement standards in accordance to HUD requirements. Performance measurement is a process to gather information to determine how effectively programs are meeting needs; the information is then used to improve performance and direct resources more accurately. Performance measurement can help to better target limited resources and lead to more informed decisions about programs. The performance measurement system the City will implement in this five year period will be through the Consolidated Annual Performance and Evaluation Report (CAPER). Each year, the City sets goals for each program (outputs). Each program will have performance measurement objectives in place to measure end benefit and determine effectiveness.

The HUD Outcome Measurement System includes Objectives, Outcome Measures and Indicators. In this system, there are three objectives, three outcomes, and one indicator.

OBJECTIVES

Suitable Living Environment

In general, this objective relates to activities that are designed to benefit communities or groups of families by addressing issues in their living environment.

Decent Affordable Housing

The activities that typically would be found under this objective are designed to cover the wide range of housing that is possible under HOME and CDBG. It focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (that would be captured above under Suitable Living Environment).

Creating Economic Opportunities

This objective applies to the types of activities related to economic development, commercial revitalization, job training or job creation.

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OUTCOMES

Availability / Accessibility

This outcome category applies to activities which make services, infrastructure, housing, or shelter available or accessible to low-income people. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people where they live.

Affordability

This outcome category applies to activities which provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities

This outcome applies to projects where the activity or activities are aimed at improving a neighborhood by helping to make it livable or viable for principally low- and moderate-income people through multiple activities, or by providing services that sustain communities or sections of communities.

Each activity funded through the City's Housing and Community Development programs will have performance measurement indicators. The indicators may change as programs shift or other more relevant indicators are found. Performance measurement will evolve as the City of Raleigh continues to improve its programs.

OUTPUT INDICATORS

For each activity, the amount of money leveraged, the number of persons affected, the number of households assisted, the number of jobs created or retained, and the number of units constructed or rehabilitated, as well as any other applicable indicators, will be reported.

Affirmatively Furthering Fair Housing

All City housing assistance is provided within the context of expanding housing opportunities throughout the community. The City's Scattered Site Policy, which was adopted in 1978, updated in 2003 and adjusted in 2005, is used as a guide to geographically disperse City and federal housing resources. The Scattered-Site Policy places a higher priority on rental housing developments that are located outside traditional minority and low-income communities. The Policy requires housing developers who use federal funds, City bond dollars or tax credits to construct their developments in areas not already experiencing a high concentration of low-income housing. Maintaining this policy has enabled the City to locate most new developments throughout the City in First or Second Priority Areas. The City also supports housing projects seeking tax credits, which are in First or Second Priority areas as well. The Community Development Department committed to several new construction developments which are located outside minority concentrated areas.

The Analysis of Impediments has not been fully implemented due to budget concerns. When the funds are available, full implementation will commence.

Disparity in mortgage lending

Analysis of 2005 HMDA data reveals a disparity in the loan origination patterns and denial rates of minorities and non-minorities in the Raleigh area. Despite similar income levels, minorities have a higher rate of denial than non-minorities. There may be additional factors; however, the primary factor appears to be minority status. Additional testing and analysis of available data may be necessary in order to verify the existence of discrimination. However, the information strongly suggests that there are disparities in mortgage lending and real estate transactions in the local area.

Lack of fair housing enforcement by a local agency or department

Currently, the City of Raleigh does not have a fair housing department or agency to receive complaints, conduct testing, and promote education and outreach. (The City utilizes one staff person to coordinate fair

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housing efforts). The City of Raleigh utilizes the State Human Relations Commission to investigate fair housing complaints. Without a local presence and efforts of a local fair housing agency it is more difficult to raise awareness of the law and rights granted under the law. Many who are aware of their rights may not be aware of how or where to file a complaint. This lack of a central location for filing complaints and obtaining information about fair housing may constitute a barrier to fair housing. Lack of effective and consistent enforcement is a barrier to fair housing in the City of Raleigh.

Difficulty in obtaining housing for persons who have disabilities and for non-English speakers are also impediments. The City addresses these needs through several programs and by translating information.

The Community Services Department has two fulltime Hispanic liaisons who assist with translation issues for Community Development. Community Services has assisted with some housing issues, especially landlord/tenant issues. The Fair Housing Hearing Board (FHHB) met monthly. In regard to public education the board has sponsored and co-sponsored several events including the annual Fair Housing conference.

The Neighborhood College Program continues to have a fair housing portion as part of their on-going curriculum.

The City also supports fair housing activities through its homeownership-lending program. The Citywide Second Mortgage Program provides low-income citizens an opportunity to buy a home they can afford. As the name implies, the Citywide Second Mortgage Program is for a new or existing house (up to \$170,000 or the North Carolina Housing Finance Agency's limits in value) in the city limits. The City continues to provide housing to reduce its major fair housing impediment, which continues to be the extremely high cost of housing in this area.

Affordable Housing

The City of Raleigh identified five household groups as *Priority One* targets for assistance in the 2010-15 Consolidated Plan. The target groups are:

- Very low-income renter households.
- Homeless persons and families.
- Elderly and persons with disabilities in need of supportive housing.
- Low- and moderate-income homebuyers.
- Homeowners needing significant rehab assistance.

This section focuses on the efforts made to service the *Priority One* groups.

ASSISTANCE TO LOW-INCOME RENTER HOUSEHOLDS

0-50 % Median Income (\$39,950 – family of four)

A. PURCHASE/REHAB OF AFFORDABLE RENTAL UNITS PROGRAM

This program assists its target group by using funds to obtain additional existing multifamily rental units for low-income families. In 2012-13, the median income for the Raleigh area was \$79,900. Families served through this program earned less than 50% (\$39,950 for a family of four) of the area's median income. The City continues to focus this program on purchasing and renovating, if needed, property in lower income neighborhoods. This program accomplishes a two-fold objective, addressing affordable housing and neighborhood revitalization goals simultaneously. The City did not complete any units in the past year. A large

As of June 2013 the rent average was \$547.54. The occupied units consisted of 83.2% African American, 10.6% white, 5.6% Hispanic and 0.6% Multi-racial/Other. Currently, the City owns approximately 190 affordable rental housing units. 53.5% earned 40% or below of AMI, and 84.9% earned 50% or below of area median income.

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B. JOINT VENTURE PROGRAM

This program allows the City to leverage Bond and HOME funds with private funding to create new affordable housing. The Joint Venture Program provides funds to nonprofit and private developers to construct or rehabilitate existing units, using low-interest loans. Participating developers must be willing to rent to individuals and families whose incomes are at or below 60% (\$47,940 for a family of four) of the area median income. Many projects target lower income households. Developers reap the benefit of receiving much lower interest rates on loans than they would get at lending institutions and banks. Other joint ventures involved the creation of new single-family units for ownership.

The City has committed over \$4,000,000 toward financing Joint Venture projects over several fiscal years. These projects, many of which are contingent on receiving tax credits and environmental reviews, will add 214 units of affordable housing to low- and moderate-income households earning less than 60% of the median income or \$47,940. During the 2012-13 fiscal year, 270 units of affordable housing were completed and leased. The majority of the occupants in these units earned less than \$39,950 or 50% of the Raleigh median income for 2012-13.

PROJECT NAME	PROGRAM	CITY FUNDS	# of Units	Household Type
COMMITTED				
Brighton Pointe	HOME	\$ 1,360,000	80	Family
Camden Glen	HOME	\$ 750,000	48	Family
Coleman Street	HOME/NSP	\$ 800,000	18	Chronically Homeless
Poyner Spring	Bond	\$ 700,000	42	Low-Income Family
SouthLight	Bond	\$ 450,000	16	Substance Abuse/Mental Illness
Sunnybrook Phase II	HOME	\$ 400,019	10	Homeless Veterans
TOTAL		\$4,460,019	214	
COMPLETED				
Rich Park Apartments	Bond	\$ 548,000	100	Low-Income Family
Salvation Army	Bond	\$ 500,000	100	Special Populations
Sunnybrook Phase I	HOME	\$ 426,860	10	Special Populations
Water Garden Village	HOME	\$ 1,395,000	60	Low-Income Family
TOTAL		\$2,869,860	270	

Performance Measurement of Joint Venture Activities

Objective:	Suitable Living Environment	
Outcomes:	Affordability	
Output Indicators:	Number of units rehabilitated	200
	Number of units constructed	70

The City offers funds to non-profit organizations on a first-come, first-served basis instead of issuing a Request for Proposals, as well as a RFP for all organizations.

Worst Case Needs: Worst case housing needs continue to be a problem for all groups. Programs aimed at the elderly, such as Limited Repair, the Forgivable Loan Rehab Program and Deferred Payment Loan Programs, address some of these problems. In addition, families with children continue to receive the City's Assistance through the Affordable Housing Programs, as well as job training programs. The City is committed to helping the very poorest citizens through the Continuum of Care funding, which addresses homelessness. The Forgivable Loan Rehab program, which began in December 2005, assists the low-income homeowners by offering forgivable loans. The Joint Venture projects assist many renters earning less than 40% of area median income.

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Self-Evaluation: The City continues to support the programs in place. Community Development continues to search for units in need of rehabilitation for assistance through our City-owned program. This meets the goal of neighborhood stabilization since good management can eliminate high turnover and disinvestment in the surrounding community. High land cost continues to be a major issue in the Raleigh/Wake County region, thus making the acquisition of land extremely difficult. The City will continue to examine strategies to expedite the number of units that can be provided.



**Water Garden Village
Low-Income Family Apartments**

ASSISTANCE TO LOW- AND MODERATE-INCOME HOMEBUYERS

C. CITY-WIDE AND “OWNER” SECOND MORTGAGES

Under the City-Wide First-Time Homebuyer Program, the City funds second mortgages for first time homebuyers using City Housing Bond dollars. During this fiscal year, 53 mortgages were made to low- and moderate-income families for home mortgages outside the low-income census areas. Financing for first mortgages are provided by private sector banks.

The OWNER (Ownership within Neighborhoods to Encourage Revitalization) Program has different income and location restrictions. During this fiscal year, three OWNER mortgages were funded.

The average price of homes purchased under these programs was \$97,386. The average second mortgage loan was \$20,567. These homes are located throughout the City. Approximately \$5,453,601 of first mortgage money was leveraged by the City's \$1,151,767 used as second mortgages during this period. Borrowers may find housing for new or existing homes for up to \$170,000. Eligible household income under this was for households earning up to 80% of median income, as dictated by HUD guidelines, except for the OWNER program. Thirteen of the 56 homes were sold by Habitat for Humanity.

Self-Evaluation: The City continues to strive toward its goal of providing a competitive program to qualified applicants. A major obstacle has been increasing house prices in this market, thus prompting a need to increase our program limits. Linking the limit to the NCHFA limits allows the program to stay flexible and follow market trends. Another issue is the poor credit history for many applicants. Changing the housing limits is one way the City tries to be responsive to the changing issues. The City continues to reevaluate the program to better serve the target population. The Homeownership Counseling Program is one strategy that enables first-time applicants to understand the home buying process and how to improve

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their chances for loan approval and long-term success. The City is also directing those facing foreclosure to assistance.

ASSISTANCE TO LOW-INCOME HOMEOWNERS

D. REHABILITATION

1. Limited Repair Program (Bond)

This program provides rehabilitation assistance to low-income (at or below 50% of the median income) homeowners in need of repairs of code violations or safety hazards. The adjustment allows any income-eligible homeowner to participate. 31 units were completed for citizens in FY 2012-13. The maximum loan amount under the program is \$5,000. Bond funds are used for this program. Each year, the loan is discounted by one-fifth and forgiven after five years.

Examples of assistance include repairs to roof, bathroom, furnace, and plumbing. Wake County Resources for Seniors works with the homeowners to ensure the work is completed and the City provides the funds. The City spent \$123,978 in this program.

2. Homeowner Substantial Rehabilitation (CDBG, HOME, Bond)

The City continued a Forgivable Loan Rehabilitation Program for low-income homeowners, regardless of age. They must be located in the low-income census tract areas and meet income restrictions. The loans discount and will be forgiven if the homeowners stay in the home and meet the requirements. These loans are available up to \$45,000.

Fifteen households received rehabilitation assistance in this year, not including the 31 Limited Repair projects. Ten were HOME, three were Bond project, and two were funded with CDBG.

Deferred Payment Loans (DPL) are available for elderly/disabled low-income homeowners who live outside the low-income census tracts. Available for up to \$35,000, these loans are nonrepaying until the homeowner moves out of the home or the property is passed on to heirs. Other programs such as the Limited Repair Program, may be used in conjunction with the DPL program. Applicants must have incomes at or below 50% of the median income (\$39,950), which qualifies them as low-income.

Self-Evaluation: The City continues to examine its programs in an attempt to improve efficiency and effectiveness. The City will continue to monitor the program very carefully to determine outreach efforts, production schedules and number of units that are completed.

3. Households and Persons Assisted - Documentation of Assistance Provided

In the Limited Repair Program, 26 of the 31 homeowners were African American and five were Caucasian. Eight of the ten HOME recipients were African American; two were Caucasian. Both of the CDBG homeowners were African American.

SUBRECIPIENT - Martin Street CDC

On December 21, 2010, the City entered into a Subrecipient Agreement with Martin Street CDC to provide assistance through the City's homeowner rehabilitation program. The City had received a number of rehab requests that did not meet the underwriting criteria or the families needed case management services that the City could not provide. The Subrecipient offered additional resources to help families meet the underwriting requirements and offered to provide case management and care coordination services to eligible homeowners. The City designated \$93,174 of CDBG funds for staffing and administration purposes. Five rehabs were to be funded with rehabilitation loans through the City's rehab program. As of June 30, 2013, the City has reimbursed the Subrecipient \$91,430.09 in staff and administration costs. At the close of the fiscal year one homeowner rehab activity was completed and a second was underway. This capacity building activity was a pilot project. We anticipate closing the project when the second rehabilitation is complete but no later than 12/31/13.

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ASSISTANCE TO SPECIAL POPULATIONS

CONTINUUM OF CARE NARRATIVE DISCUSSION

The City of Raleigh is a participating organization in the Wake County Continuum of Care Collaborative. The City continues to work toward the goals established by the Wake County Consortia's Continuum of Care Strategy. The NOFA awards require matching funds to provide housing for the very low-income and special populations.

The 2010 Consolidated Plan identified homeless persons as a Priority One Housing Need. To serve this population, strategies have been put in place that are directed at preventing homelessness. This includes rehabilitation of substandard houses, improving economic opportunities, and providing permanent housing options including homeownership loans, first-time homeownership counseling, and creation of affordable rental units.

The Wake Continuum of Care (CoC), also known as the Partnership to End Homelessness, is a planning and action group made up of nonprofit housing service providers and government agency representatives. Its primary focus is to deliver housing and support services to homeless persons. The group meets bi-monthly in an effort to combat and eliminate homelessness and create a seamless, integrated system of housing and support services that minimizes gaps in service for all who are homeless.

The CoC was formed in 1995 to develop, analyze and strengthen Wake County's homeless care system. The group's goals are twofold: to provide a balance of emergency, transitional, and permanent housing, and to develop services so homeless persons and families can make the critical transition from the streets to housing, jobs and self-sufficiency. The group identifies gaps, sets priorities and prepares the annual HUD SuperNOFA Continuum of Care grant application to HUD for funds to address homeless populations. In fall 2006, the Wake County Continuum of Care became a 501(c) 3 nonprofit organization. This allows it to raise funds to support a computerized Homeless Management Information System and to be its own fiduciary agent for management of the funds. In January 2013, the Continuum of Care conducted a Point in Time count of the homeless and under-housed population in Wake County. The results are as follows:

2013 Point in Time Survey of Homeless Persons in Wake County

Total Homeless people during Point-in-Time Survey	1,098
Homeless people staying in temporary shelter	1002
Homeless people without shelter (i.e. on the streets)	96
Homeless people in families (including children)	281
Homeless children	173
Homeless individuals (not in families)	813
Homeless children (not in families)	4
Homeless people who are victims of domestic violence	229
Chronically homeless people	140
Homeless with a substance abuse problem	370
Homeless Veterans	203
Homeless with mental illness	160

Source: Wake Continuum of Care

During FY 2012, Wake County's Continuum of Care had four working planning committees. Descriptions of the committees and their work follow:

1. Centralized Intake (CI) Workgroup – This workgroup is charged with the implementation of

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Coordinated Assessment. Directors of the two CoC agencies which sponsor CI, along with representatives from the County, the CoC and nonprofits meet to revise policies and procedures based on feedback from partners, data collected from daily operations and insights from the program coordinator. CI was launched in our community in May 2012, focusing on single women and families. In 2013, CI will expand to include men. This group is coordinating the expansion effort, and they also work to address resource challenges. System-wide coordinated intake to enhance services delivered to clients and target program assistance where it can be most effective is our goal.

2. **Employment and Education Committee** – This committee is made up of service providers from CoC member agencies who work to increase opportunities for job training, seek avenues to address clients' employability issues, improve awareness and access to community employment resources, and develop activities to meet 10-year plan objectives for employment. The team builds relationships between local businesses and service agencies to enhance opportunities for client employment. Collaborations include: sponsoring reverse job fairs to introduce qualified and screened candidates to hiring businesses, conducting employment resource fairs at Homeless Connect & Stand Down events, sponsoring staff training to educate CoC member staff on federal/state hiring incentives, and promoting our work at Chamber sponsored business expos.
3. **Executive Director's Advisory Council** – This advisory council is composed of the executive directors who lead the efforts of the CoC agencies working to address homelessness. This council was developed to foster improved collaboration between the CoC at large and agencies charged with making the system changes & achieving the desired outcomes to meet the goals of our 10-year plan. This collaborative participation is a key component to the successful implementation of needed changes. Because each member is intimately familiar with the front line work performed with and on behalf of citizens experiencing homelessness, recommendations from this group are integral to the decision-making of the Board. The CoC's executive director convenes the group and facilitates their discussions.
4. **Government Resources Committee** – This committee consists of representatives from the County, the Partnership and nonprofits- both those who receive federal funds & those who do not. This group completes HUD and other government funding applications. It makes recommendations to the Board and keeps member agencies informed of best practices, enhancing the Continuum's effort to provide coordinated services & monitor the success of these efforts. The group designs and maintains standard outcomes and submission standards for programs applying for funds through the CoC. It collects and analyzes data from APRs, PIT counts and Project Homeless Connect events. This group is also charged with the implementation and management of our HMIS system, providing accurate data to support the CoC.

In March 2013 the Wake County Continuum of Care received \$2,497,559 from the Continuum of Care Grant [U.S. Department of Housing and Urban Development (HUD)]. These funds will be used for the following:

Carolina Homeless Information Network received \$76,682 in Continuum of Care Program (COC) homeless assistance funds. These funds provide technical support for Wake County's Homeless Management Information System (HMIS), a database shared by homeless provider agencies.

CASA, Inc., a Raleigh-based nonprofit, received \$51,783 in COC funds. These are renewal funds for the operation of Harrington Place, a residence for formerly homeless individuals.

CASA, Inc., a Raleigh-based nonprofit, received \$87,880 in COC funds for Oak Hollow, an apartment complex that houses homeless families with disabilities.

CASA, Inc., a Raleigh-based nonprofit received \$192,594 in COC funds to provide housing and support services for persons who are homeless with serious mental illness.

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Haven House, Inc., a Raleigh-based nonprofit received \$50,000 in COC funds for “Pregnant and Parenting” program to provide housing and support services for homeless youth.

Passage Home, Inc., a Raleigh-based nonprofit, received \$202,932 in COC funds for Ruth’s House permanent housing. This program provides permanent housing to formerly homeless families and single women who have graduated from Passage Home’s transitional housing programs.

Passage Home, Inc., a Raleigh-based nonprofit, received \$209,671 in COC funds for “Essential Services” to assist homeless families including ex-offenders and to obtain permanent housing, increase life skills and income and to help families achieve greater self determination and self sufficiency.

Wake County Human Services received \$1,187,875 in renewal funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

Wake County Human Services received \$220,238 in COC funds for psychiatric outreach, treatment and support services. This program provides psychiatric services to homeless individuals with a serious mental illness served by the agency’s Community Outreach Team.

Wake County Human Services received \$217,904 in additional funds for its Shelter Plus Care (S+C) rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

2013-2014 Continuum of Care Application

The Wake Continuum of Care will apply for FY 2013-14 funds to continue current programs and to obtain additional funds for the development of permanent housing units and accompanying support services for homeless persons who are disabled. The Continuum of Care will submit an application in response to the HUD SuperNOFA in summer 2013.

Preventing Homelessness

In 2009, the City of Raleigh and Wake County Housing Division were awarded Homeless Prevention and Rapid Re-Housing Program Funds (HPRP) by HUD. HPRP is a program that assists families and individuals who are facing imminent threat of homelessness and earn below 50% of area median income. The HPRP program ended last fiscal year, but changes to the Emergency Solutions Grant (formerly Emergency Shelter Grant) encourage the programs to continue. Wake County Human Services also prevents homelessness by making emergency rent payments to persons who receive eviction notices, paying utility bills, providing rental deposits and/or paying the first month’s rent.

The City is committed to continuing its cooperative coordination with existing housing developers and providers such as the Community Housing Development Organizations (CHDOs), public/private partnerships, nonprofit organizations, and private industry. The City Bond has set aside money for Homeless needs support. The City continues to search for opportunities to assist this population.

Ending Homelessness Community Initiative

The mission of the Raleigh/Wake Partnership to End and Prevent Homelessness ("The Partnership") is to reorient the service system from one that manages homelessness to one that prevents and ends homelessness through the power of partnerships. The Partnership represents more than 15 years of dedicated effort by the Raleigh/Wake community toward this goal. As a 501(c) 3 charitable organization, The Partnership:

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- Serves as a convener to encourage collaborative partnerships to end homelessness among nonprofit and government agencies, faith based institutions, businesses, civic and professional organizations, public officials, and service providers.
- Implements public awareness and advocacy strategies that help to strengthen fundraising efforts which will enable increased quality and quantity of homeless services provided by area agencies.
- Works to increase the availability of affordable housing focused on those with incomes below 40 percent of average median income.
- Provides a multi-disciplinary, formal interagency network to find and support solutions to end and prevent homelessness that could not be developed or implemented in isolation by individual service agencies.
- Identifies gaps in services and creates a plan to close the gaps.
- Helps to move individuals and families in Raleigh/Wake County from homelessness to self-sufficiency.
- Is the primary entity charged with implementation of the Raleigh / Wake 10-Year Plan to End and Prevent Homelessness, which was adopted by the Raleigh City Council and Wake County Board of Commissioners.
- Approximately 78,000 people are estimated to be living in poverty in Raleigh/Wake County with many at risk of homelessness. More than 3,300 people including 700 children and 500 veterans experience homelessness during the course of a year. Each night there are on average 1,100 people including 200 children who are homeless in Wake County.

The Partnership works to address three areas: 1) Housing and Support 2) Prevention and 3) Employment, Education and Income.

Through public awareness, advocacy and collaboration among homeless service providers, The Partnership helps ensure that the most effective housing solutions, prevention services and support services to prevent persons from becoming homeless and enable those homeless to move to and remain in a stable housing situation and maximize their self-sufficiency.

Homeless Prevention Measures

Several Joint Venture projects are addressing the transition of formerly homeless persons to permanent housing. In addition, the City's affordable housing stock is intended to prevent homelessness. The Emergency Solutions Grant addresses this on a small scale.

Supportive Housing Needs

Supportive housing needs are also a concern. Cornerstone, which began as a City project and was transferred to the County, continues to offer supportive services. Wake County supplies most of the supportive housing support. The City and Wake County work together on many projects.



**DHIC Upfit
Partnership with Literacy Council**

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OTHER ACTIONS AND ACCOMPLISHMENTS

Although the 2012-13 Action Plan did not explicitly address some of the issues listed below, the City has attempted to address the needs through several programs.

- a. Underserved Needs: Persons who are homeless or at risk for homelessness remain a critical issue. The City has supported CHDOs, such as CASA's Sunnybrook project, which provides housing and support services for veterans who have been homeless.
- b. Barriers to Affordable Housing: Housing costs remain a barrier to affordable housing. In addition, regulatory procedures, subdivision regulations, and growth issues are barriers to affordable housing. The City addresses these barriers through the Second Mortgage Loan Program, City Rental Housing, Rehabilitation, and Joint Ventures. The City's long range plan includes actions to address this as well.
- c. Gaps in Institutional Structure: The City instituted the Forgivable Loan Program, which provides forgivable rehabilitation loans in response to the needs of low-income homeowners. The City continues to examine programs to address gaps.
- d. Reduce Poverty: The Community Development Department does not focus on social service activities, but it offers funds every year in a RFP to interested nonprofit groups. CD also annually funds a job-training program to address this issue. The Construction Trades Program assists low-income persons in acquiring skills that will enable them to find better jobs.
- e. Ensure Compliance with Program and Planning Requirements: The Community Development Department makes every attempt to attend training and to stay abreast of changes in regulations and rules to ensure compliance with program requirements. CHDOs are recertified when they submit a proposal, and housing sites are monitored through site visits. One staff member serves as a monitor and has overseen the updating of manuals and provides HUD checklists, etc.
- f. Persons with Disabilities: Several programs address the needs of people with disabilities, including some Joint Ventures, CHDOs, and rehabilitation programs. The City strives to address housing needs and challenges for people with disabilities. The CASA Sunnybrook projects provide units for veterans and others with disabilities.

OTHER ACTIONS

During FY 2012-13, the City continued to examine issues that hindered the delivery of affordable housing to low and moderate-income persons. Several essential problems were addressed; narrative discussions of these follow.

1. Homeowner Counseling

The City has supported a homeownership counseling program for many years for persons interested in purchasing homes using City financing. The City contracts with DHIC to provide counseling to homebuyers. 518 potential homeowners attended the training.

366 of the attendees were African American, 110 were white, 7 were Asian, 30 were multi ethnic, and 54 were Hispanic. 246 were extremely low-income, 110 were low income, 101 were moderate-income, and 61 were above moderate-income households.

The City requires completion of this program in order to qualify for any of its homeownership loan programs. In addition, the City has worked with local lending institutions to leverage its own financial and staff resources.

2. Interagency Cooperation

The City has continued to address its housing needs through cooperative efforts involving other local, state, and private organizations. Ongoing cooperative efforts with other agencies have enhanced the City's effectiveness in achieving the stated goals for housing, community development, and other objectives. The City is currently working with Police, Parks and Recreation, and Public Works on projects.

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The City continued to work with Wake County Human Services, collaborating on a number of Joint Venture and other projects.

Inter-Departmental efforts include working with the Planning Department to evaluate the downtown area and involvement in a citywide team to better answer citizen questions.

The Neighborhood College is a program offered by the City of Raleigh in partnership with Wake County. It is a seven-week series of classes that provides information on several different kinds of City services, as well as County services. Students in the Neighborhood College have a chance to meet and interact with City staff, County staff, and other Raleigh residents. Some of the topics discussed include: City services and County services, development, nuisance abatement, emergency services, the City budget process, and environmental services. The classes are offered twice a year, and Community Development staff participates in the presentations.

3. North Carolina Home Builders Association

The City has worked closely with the North Carolina Home Builders Association (NCHBA) with an employment training program. In FY 2012-13, \$75,000 in CDBG funds were allocated to train the unemployed or the under-employed to develop building trade skills.

30 people enrolled and 26 completed the construction trades job training program. The classes built decks and stoops and assisted in construction activities. The properties used in this program are city-owned affordable housing. In addition workers also learned masonry skills as they completed a “chimney swift” construction at the NC Museum of Art.

4. Raleigh Housing Authority – Public Housing

The Raleigh Housing Authority’s (RHA) programs are funded primarily by the Federal Government. Therefore, sequestration and other federal budget cuts have reduced funding to both the public housing and Housing Choice Voucher programs. Public Housing has seen an 18% cut to operating subsidies as well as reductions in the Capital Fund Program which is used to modernize and repair public housing units. In total RHA has seen a decrease in funding of nearly \$2.5 million in calendar year 2013. Agencies are being advised not to expect full funding to be restored anytime in the immediate future. Furthermore, HUD has advised housing authorities that one of their top priorities is to move public housing units over to voucher funding. HUD’s lack of funding and support for public housing is causing RHA to look at alternatives for maintaining and upgrading its public housing portfolio, including possibly removing public housing units from its inventory. Despite these reductions, RHA is moving forward with the redevelopment of Walnut Terrace.

The following work items are either underway or recently completed:

- Installed a new fire alarm system for a 285-unit senior building. Also replaced the main electrical equipment in this complex as well.
- Installed a new emergency generator for an elderly high rise building.
- Installed new card reader entry system for 100-unit senior development.
- Installed new site lighting for 285-unit senior building.
- Performed structural improvements in 20 buildings in one community.
- Roof repairs for one 50-unit development.
- Replacing windows in one 40 unit development.

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The Raleigh Housing Authority continues to be rated as a high performer by the U. S. Department of Housing and Urban Development's management assessment system for public housing. RHA's Section 8 voucher program is also highly rated by HUD. RHA also just completed its 26th consecutive year with no financial audit findings.

There is a waiting list for public housing and the wait for public housing is six months to two years, depending on family size and preferences. Applicants for one and two bedroom units have the longest wait. In the public housing program, the bedroom size of the vacated unit determines which families are offered housing. This program maintains a 99% occupancy rate.

Housing Choice Voucher (HCV) Program

RHA has 3,869 Housing Choice Vouchers and has maintained 100% utilization for nearly five years. In recent years, the funding for the Section 8 voucher program has changed from year to year and often retroactively. The length of time a family is on the waiting list is four to six years, depending on participant attrition rates. Once a housing authority reaches full lease up, new applicants are only assisted as participants leave the program. There have been entire years when no one was taken from the HCV waiting list. Local preferences for the elderly, disabled and residents of Wake County can also impact when a family is served. Because it is impossible to predict when or if an applicant will be offered assistance in any given year, RHA is no longer providing waiting list position numbers to applicants for both programs.

For the first time since the voucher program started in 1974, the federal government did not fully fund the rental assistance for existing vouchers. This meant that RHA had to decrease its rental assistance by 6%. RHA determined to use other means of reducing program costs rather than terminating assistance to families or cutting the number of families served through attrition. If fewer families are served, it will reduce the number of families RHA can serve going forward. RHA has used the rent reasonableness process to bring down the highest rents and bring all rents more in line with non-assisted units. The most impactful cut is the 31.5% cut to administrative fees. This is the funding used to staff the program, complete inspections, oversee participant case loads, and deal with customers. As a result, the number of staff has been reduced. RHA has actively sought out reasonable measures to decrease expenses. The depth of these cuts and lack of long term HUD support is making it increasingly difficult for RHA to maintain 100% utilization of the voucher program.

A summary of RHA funding by activity follows:

FEDERAL FUNDS APPROVED AND ALLOCATED FOR THE RALEIGH HOUSING AUTHORITY- Estimates Only

OPERATIONS	4/1/13-3/31/14*
Conventional Public Housing (Estimated)***	\$ 4,786,303
Section 8 Vouchers ****	\$28,201,627
Moderate Rehab	\$ 339,876
TOTAL	\$33,327,806

C. CAPITAL GRANTS

Capital Fund Program	\$ 1,506,678**
Capital Fund Program (Replacement Housing Factor)	\$ 646,933
TOTAL GRANTS	\$2,153,611
Total Funding Allocation	\$35,481,417

*RHA fiscal year begins April 1 and ends March 31.

** Capital Fund grant is allocated yearly but spent over two years.

*** Final subsidy figures are not yet available. Subsidy from HUD for public housing is funded on a calendar year basis. The subsidy proration for CY2013 (9 months of FY 2014) has not been finalized and

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the subsidy for CY 2014 (3 months of FY 2014) is an estimate. The calculation is due to HUD October 2013.

**** Note that the majority of this funding flows through RHA to local landlords.

Public Housing Resident Initiatives

a. Supportive Services: RHA has developed Memoranda of Understanding with several partners in order to provide the services needed by the families of public housing. Communities In Schools of Wake County (CIS Wake) continues to be a crucial partner in the delivery of services in public housing. CIS Wake operates after school programs in five public housing communities. The children attend these centers for free and receive one-on-one tutorial assistance as well as case management services.

b. Redevelopment Activities: Despite budget cuts, RHA is moving ahead with the redevelopment of Walnut Terrace. The replacement units will be roughly half public housing and half affordable units. The affordable units will be owned by RHA's non-profit affiliate and will be affordable to families earning 80% of area median income or less. "Moving the public housing inventory to a Section 8 platform over time is a priority goal of the Department" according to recent HUD guidance. Based on this change in policy, it is apparent that federal support for public housing is waning. However, RHA remains committed to the redevelopment of Walnut Terrace into a mixed income property with 147 public housing units and 147 affordable units. RHA does not have grant funding for this project and as a result has had to develop alternative funding means. One source of funding is the sale of some of its public housing assets to generate proceeds to construct replacement units. RHA has HUD approval to sell up to 115 of its single family home public housing units as they vacate. RHA will be seeking HUD approval to sell the public housing units at Capital Park to RHA's non-profit which will generate proceeds for Walnut Terrace construction. (All public housing tenants in Capital Park will be issued a Section 8 voucher which they can continue to use in Capital Park or move elsewhere. The family will decide whether to move or not.) These proceeds will be combined with other non-HUD resources, mortgages and other loans to rebuild the public housing units in Walnut Terrace.

c. Community Involvement: RHA continues to coordinate services with the City of Raleigh including the Police Department, City Inspections, Community Services, Community Development, and the Parks and Recreation Department. RHA provides space to other agencies including one daycare center, Meals on Wheels, Inter-Community Council office, St. Saviour's Outreach Center, an arts center, and five community learning centers. The RHA staff is actively involved with coordination of programs with many community agencies including Wake County Human Services, Inter-Faith food Shuttle, Wake Technical Community College, North Carolina State University, Communities-In-Schools of Wake County, and nonprofits such as Passage Home, Step Up Ministries, and Support Circles among others. The faith community is involved in the public housing communities with many churches taking an active role in programs in the various communities.

e. Upcoming and Pending Improvements:

- RHA and the City of Raleigh are also working together to complete the redevelopment of the Halifax Parks and Recreation Center. The city is funding this renovation on RHA's land and it should be completed over the next two years. Construction is underway.

5. Lead Based Paint Hazard Reduction Program

The City of Raleigh is committed to helping its citizens remove lead-based hazards from their homes. In 1994, the City Council put in place a policy that subsidized remediation activities for low- and moderate-income homeowners and for landlords of properties that served low- and moderate-income tenants up to \$10,000 of remediation costs per property.

In the 2012-13 fiscal year, eleven units constructed before 1978 were treated for lead hazard.

6. The City's Capital Improvement Program

The City has provided funding for its affordable housing program since the 1980s. Funds are typically used as loans to developers, contractors and first time homebuyers to reduce the cost of financing. Loan repayments can then be used to apply to other housing developments or to retire the debt from the

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housing bond, if that was the original source of financing. Projects funded include second mortgage loans, acquisition of City owned housing units, neighborhood revitalization, homeless support, and joint venture assistance.

H. RESOURCES AVAILABLE WITHIN THE JURISDICTION

The City continues to carry out a progressive housing program that consolidates funding from CDBG, HOME, ESG, NSP, City Bond, and City appropriated dollars. From July 1, 2012, through June 30, 2013, an ambitious program combining new construction, existing housing stock, and rehabilitation was used to address housing needs for very elderly, low-income renters, homebuyers, homeowners needing rehabilitation assistance, and special population groups.

In fiscal year 2012-13, the City continued to make progress in its housing program by moving forward in committing its allocation of Housing Bond funds. A housing bond for \$16,000,000 was approved in October 2011. The program offers a comprehensive array of programs that assist people with a variety of housing needs by using several financial resources.

NSP: The Neighborhood Stabilization Program (NSP) is authorized under two separate federal laws: NSP1, by the Housing and Economic Recovery Act of 2008 (HERA) and NSP3, by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. The funds are to be used to acquire and redevelop foreclosed, abandoned, or blighted properties that could exert a negative influence on the surrounding neighborhood.

NSP1

NSP1 funds awarded to Raleigh by the North Carolina Department of Commerce, Division of Community Investment and Assistance (CI) in 2009.

- **Total award: \$2,952,214.**
- Funds expended through June 30, 2013: **\$2,739,396.77**
 - Of that, \$242,761.40 was program income.
 - Of the PI, \$4,855.23 (2% of total PI) was remitted to the State of North Carolina per contract.

Raleigh's NSP1 has **three components**:

- 1) *Acquisition and demolition of foreclosed and/or blighted houses; sale of lots to Habitat for Humanity of Wake County for new home construction for first-time homebuyers with incomes less than 50% of AMI; construction grants provided for each unit.*
 - a. **Status as of June 30, 2013**
 - i. 9 properties acquired
 - ii. 7 properties demolished
 - iii. 3 Households relocated to decent, safe, affordable housing of their choosing; one household yet to relocate
 - iv. 9 properties transferred to Habitat: 7 cleared lots, 2 houses to be rehabbed
 - v. All (7) new construction complete and homes sold to low-income first-time homebuyers.
 - vi. One (1) rehab complete and sold to low-income first-time homebuyer.
 - vii. Rehab in process on one home.
- 2) *Acquisition of foreclosed and/or blighted houses to be rehabbed and sold to first-time homebuyers with household income less than 80% of AMI.*
 - a. **Status as of June 30, 2013**
 - i. 4 houses acquired
 - ii. 4 houses rehabbed; 1 rehab sold to first time homebuyer

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- iii. Remaining 3 homes added to City rental portfolio and occupied by low-income renters.

3) *Acquisition and demolition of foreclosed and/or blighted properties to be held by Raleigh Community Development Department for future development of affordable housing.*

a. **Status as of June 30, 2013**

- i. Acquired / demolished foreclosed, blighted properties for future development.
Condition of cleared lots now:
 - 1. Former single-family:
 - a. One single-family house currently under new construction, to be added to City rental portfolio;
 - 2. Former duplex:
 - a. Currently kept vacant, to be used as staging area for infrastructure improvements in College Park Redevelopment area eventual use will be new construction of affordable residential; and
 - 3. Former 12-unit apartment building
 - a. Lot to be used for NSP3 new apartment construction
- ii. 2 households relocated from apartment building to safe, decent affordable housing of their choice

NSP3

NSP3 funds awarded to Raleigh by the North Carolina Department of Commerce, Division of Community Investment and Assistance (CI) in 2011 for the construction of an 18-unit apartment building: 8 units for households with incomes less than 40% of AMI; 10 units for households with incomes less than 80% of AMI.

- **Total amount awarded: \$950,000.**
- Funds expended through June 30, 2013: **\$423,813.10.**

Raleigh's NSP3 has **one component**:

- New construction of an affordable, 18-unit rental residential development, currently under construction.
 - Developer: Passage Home
 - Architect: LS3P
 - Builder: Monteith Construction
- Financing:
 - City: \$800,000 (NSP3)
 - City: \$400,000 (HOME)
 - County: \$500,000 (HOME)
 - Private lender: \$525,000
 - **Total = \$2,225,000**

Status as of June 30, 2013

- **Construction 39% complete**
- Projected completion: December 2013.

Emergency Solutions Grant: HUD now requires ESG information to be completed in its Integrated) IDIS. That Disbursement and Information System data is as follows.

CR-60-ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

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1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	RALEIGH
Organizational DUNS Number	044379568
EIN/TIN Number	566000236
Identify the Field Office	GREENSBORO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Raleigh/Wake County CoC

ESG Contact Name

Prefix	Mr.
First Name	Joseph
Middle Name	Peter
Last Name	Rappl
Suffix	
Title	ESG Program Coordinator

ESG Contact Address

Street Address 1	City of Raleigh
Street Address 2	PO Box 590
City	Raleigh
State	North Carolina
ZIP Code	27602
Phone Number	(919) 996-6961
Extension	
Fax Number	(919) 857-4359
Email Address	Joseph.rappl@raleighnc.gov

ESG Secondary Contact

Prefix	Mr.
First Name	Shawn

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Last Name McNamara
Suffix
Title Strategic Planning Program Manager
Phone Number (919) 996-6957
Extension
Email Address Shawn.mcnamara@raleighnc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2012
Program Year End Date 06/30/2013

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: Women's Center of Wake County
City: Raleigh
State: NC
Zip Code: 27605,
DUNS Number: 17-133-55
Is subrecipient a VAWA-DV provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$49,896.07

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Subrecipient or Contractor Name: Triangle Family Services

City: Raleigh

State: NC

Zip Code: 27606,

DUNS Number: 097604649

Is subrecipient a VAWA-DV provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$99,792.15

Subrecipient or Contractor Name: Wake County Human Services

City: Raleigh

State: NC

Zip Code: 27602,

DUNS Number: 17030075

Is subrecipient a VAWA-DV provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: \$100,000

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CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	9
Children	13
Don't Know/Refused	0
Missing Information	0
Total	22

Table 1 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	19
Children	27
Don't Know/Refused	0
Missing Information	0
Total	46

Table 2 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	1,089
Children	0
Don't Know/Refused	0
Missing Information	0
Total	1,089

Table 3 – Shelter Information

4d. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	1,117
Children	40
Don't Know/Refused	0
Missing Information	12
Total	1,169

Table 4 – Household Information for Persons Served with ESG

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5. Gender—Complete for All Activities

	Total
Male	1,119
Female	50
Transgendered	0
Unknown	0
Total	1,169

Table 5 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	40
18-24	5
Over 24	35
Don't Know/Refused	1,089
Missing Information	0
Total	1,169

Table 6 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	1	0	124	125
Victims of Domestic Violence	3	29	14	44
Elderly	0	1	27	28
HIV/AIDS	0	1	5	6
Chronically Homeless	0	0	57	57

Persons with Disabilities:

Severely Mentally Ill	0	4	93	97
Chronic Substance Abuse	1	1	24	26
Other Disability	4	0	76	80
Total (Unduplicated if possible)	9	36	420	463

Table 7 – Special Population Served

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0

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Total Number of bed-nights available	91,980
Total Number of bed-nights provided	95,580
Capacity Utilization	103.91%

Table 8 – Shelter Capacity

CR-70 – Assistance Provided

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	FY 2010	FY 2011	FY 2012
Expenditures for Rental Assistance	0	0	13,450
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	1,597
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	6,463
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	21,510

Table 9 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2010	FY 2011	FY 2012
Expenditures for Rental Assistance	0	0	29,423
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	2,696
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	17,982
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	50,101

Table 10 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2010	FY 2011	FY 2012
Essential Services	0	0	0
Operations	107,655	108,680	100,000
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	107,655	108,680	100,000

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Table 11 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2010	FY 2011	FY 2012
HMIS	0	0	0
Administration	0	0	14,783
Street Outreach	0	0	0

Table 12 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	FY 2010	FY 2011	FY 2012
402,729	107,655	108,680	186,394

Table 13 - Total ESG Funds Expended

11f. Match Source

	FY 2010	FY 2011	FY 2012
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	1,500,000	2,000,000	2,000,000
Private Funds	0	0	86,344
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	1,500,000	2,000,000	2,086,344

Table 14 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	FY 2010	FY 2011	FY 2012
5,989,073	1,607,655	2,108,680	2,272,738

Table 15 - Total Amount of Funds Expended on ESG Activities

LEVERAGED DOLLARS

The City of Raleigh uses a combination of federal, state, local, and private funds to accomplish its housing goals. By leveraging private dollars, the City is able to increase the scope of its housing activities. These partnerships have created housing solutions that would not have been possible without the combined effort and cooperation of each participant. City dollars have been leveraged on an average ratio of 1:4.

Federal Program Matches

The City of Raleigh, in accordance with federal regulations, provides matching funds or services to several federal programs. These programs require that participating cities and municipalities provide support or

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services equal to the amount provided by the program. The City of Raleigh provides matching funds for the HOME program. The City sent most of the Emergency Solution Grant funds to Wake County, which funds and runs the South Wilmington Street Shelter.

PROGRAM	MATCH RATIO REQUIRED	FEDERAL DOLLARS SPENT	MATCH	TOTAL DOLLARS SPENT ON PROGRAM
HOME	1:4	\$3,389,008	*\$519,259	\$3,908,267
ESG	1:4	\$186,394	\$2,086,344	\$2,272,738

*Includes excess match.

I. CITIZEN COMMENTS

The 2012-13 CAPER was available for citizen review and comment for a period of fifteen (15) days, beginning September 10, 2013. The availability was advertised in the News and Observer newspaper and City of Raleigh website. No comments were received.

J. LOW-/MODERATE-INCOME BENEFIT

100% of HOME funds and at least 70% of CDBG funds (excluding administration and planning) were used to directly benefit individuals and families with household incomes below 80% of area median income. The majority of people benefiting actually earn below 50% of median income. The Community Development funds were expended to attain goals set for the priority needs of Raleigh citizens.

PART II – COMMUNITY DEVELOPMENT/NEIGHBORHOOD REVITALIZATION NARRATIVE

A. NEIGHBORHOOD REVITALIZATION ACTIVITIES

Neighborhood Revitalization activities include acquisition, relocation, demolition, public improvements and planning activities which are designed to reduce slums and blight and provide affordable housing to low and moderate income households. These activities include CDBG and local funds, as well as leveraged funds. This strategy addresses a First Priority Housing Need for first-time homeowners and low-income renters.

College Park Redevelopment Area: Efforts were directed to continuing to develop a re-use proposal that will consist of new infill single family housing for low- and moderate-income households in an area challenged by dilapidated housing and street crime. The area still has a high amount of drug trafficking and other crimes, so the market may not yet absorb new housing. Community Development acquired eleven blighted structures and a vacant parcel in the area on Fisher, Carver, Boyer, Pender, Waldrop, and Maple Streets; 13 units on Maple, Boyer, and Carver Streets were demolished. This activity will ultimately result in meeting the national objective of Low- and Moderate-Income Housing Benefit with either infill housing and/or a multifamily development. A significant infrastructure project involving water/sewer upgrades, sidewalks, et al, is being planned.

New Bern/Edenton Redevelopment Area: The City bought and demolished four units on Idlewild Avenue and Edenton Street. New housing will replace the dilapidated units. This activity meets the national objective of Low- and Moderate-Income Housing Benefit.

Garner Road Redevelopment Area: One house was sold in this area. The City bought 9 units . Relocation and demolition will be completed in the next fiscal year. Redevelopment will meet the Low- and Moderate-Income Housing Benefit objective.

Thompson Hunter Redevelopment Area: One house was acquired and demolished. A Request for Proposals for infill housing was issued. This activity meets the national objective of Low- and Moderate-Income Housing Benefit.

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Performance Measurement of Redevelopment Activities

Objective:	Suitable Living Environment	
Outcomes:	Accessibility	
Output Indicators:	Number of parcels acquired	26
	Number of buildings demolished	18
	Number of units rehabilitated	1
	Number of households relocated to standard housing	19

The City acquired 17 parcels, exceeding the goal of ten. The relocation goal was also exceeded expectations (14 completed; goal of 10). The demolition goal was exceeded as well. One State Street houses were sold to homeowners, which did not meet the goal of five.

B. CDBG Rehabilitation and Housing Activity

Part of the City's rehabilitation efforts include the approving and processing of loans, and the completion of projects financed from the prior year's loans.

Performance Measurement of Rehabilitation Activities

Objective:	Decent Affordable Housing	
Outcomes:	Affordability	
Output Indicators:	Number of units rehabilitated	2
	CDBG Rehab Goal:	2

The City completed two rehabilitation projects with CDBG funds, meeting the goal of two.

Self-Evaluation: The City's rehab program continues to provide challenges and opportunities.

A rehab concern continues to be the implementation of the Lead-Based Paint Program. Current funding for lead-based paint remediation is from the CDBG budget. This has also increased the per-unit cost of the rehabs.

C. Public Service/Jobs Training

1. The Construction Job Training Program

The City of Raleigh and the North Carolina Home Builders Association are joined in partnership to provide a job training program focusing on the building trades. Three 7 weeklong classes are conducted, and participants are in class 40 hours per week. Each class combines classroom study and hands-on experience. Training is provided on many topics, including safety, use of hand and power tools, foundations, roof framing, wall framing, sheathing, siding application, introduction to wood trim, and blue print reading. Graduates of the program are then offered job placement opportunities. In FY 2012-13, the program trained 31 persons for jobs in construction trades. The City is exploring the option of tracking the students long term.

Performance Measurement of Economic Development Activities

Objective:	Creating Economic Opportunities	
Outcomes:	Accessibility	
Output Indicators:	Number of persons who attended training	31
	Number of persons who completed training	26

Self-Evaluation: The Construction Trades Program continued to meet its goals by providing job-based training to unemployed and underemployed persons. 31 began, and 26 individuals completed the training. The CD Department will continue to assess the effectiveness of its programs and opportunities in job training.

CITY OF RALEIGH, NC

**Sunnybrook I
Apartments for Homeless Veterans**

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2. Community Enhancement Grant

Between July 1, 2012, and June 30, 2013, the City offered \$175,000 in CDBG Public Service funding to nonprofits for community-oriented projects not related to housing. The following projects received funding:

7/1/12 - 6/30/13 Public Service Activities						
Performance Measurement of Public Services Activities						
Objective:			Suitable Living Environment/Creating Economic Opportunities			
Outcomes:			Accessibility			
Community Enhancement Grants						
Agency	Program	CDBG funded	People Served	LMI Qualified	Race	Hispanic
Interfaith Food Shuttle	Culinary Jobs Training Program	\$25,000.00	8	8	Black - 6; White - 2	0
Literacy Council of Wake County	Juvenile Literacy Center	\$25,000.00	143	143	Black -103; White - 11; Other - 29	26
Guiding Lights	Nurses Assistnace 1 training	\$21,000.00	15	15	Black - 12; White - 3	0
IDA & Collaborative	Youth Fiscal Training Program	\$21,094.00	14	10	Black - 13; Other - 1	1
Capital City Ingenerational Care Initiative	Genesis Youth Program	\$28,341.00	95	95	Black - 85; White - 8; Asian and W - 1; Amer Ind/Alaskan & White - 1	8
Communities in Schools	Youth tutoring activities	\$35,000.00	244	244	Black - 181; White - 52; Other - 11	39
Salvation Army of Wake County	Human Trafficking education	\$19,565.00	600	600	Black - 50; White - 391; Asian - 12; Other - 147	147
					Black - 450; White - 467; Other 188; Asian & White - 1; Amer Ind/Alaskan & White - 1; Asian - 12	
	Sub-totals	\$175,000.00	1,119	1,115		221
Homebuyer Training Activities						
Agency	Program	CDBG funded	People Served	LMI Qualified	Race	Hispanic
DHIC, Inc	Homebuyer Training Activities	\$90,000.00	518	457	Black - 366; White - 110; Other - 30; Asian - 7; Black/AA & White - 5	54
Other Public Service Activities						
Agency	Program	CDBG funded	People Served	LMI Qualified		
City of Raleigh	Neighborhood Police Program	\$7,800.00	1	1	Black - 1	0
DHIC, Inc.	Carlton Place Commercial Space up-fit	\$54,000.00	TDB	TDB	TBD	TBD
Grand totals		\$326,800.00	1,638	1,573	Black - 817; White - 577; Other - 218; Asian - 19; Asian & White - 1; Amer. Ind/Alaskan & White - 1; Black/AA & White - 5.	275

Self-Evaluation: The Community Development Department began the Community Enhancement program in response to the community's request for more public service activity. The Department is monitoring the program and adjusts it as needed. The City far exceeded its goals for the year.

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Performance Measurement of Public Services Activities

Objective:	Suitable Living Environment/Creating Economic Opportunities
Outcomes:	Accessibility
Output Indicators:	Number of LMI households receiving services: 1,638

D. Displacement and Relocation Narrative

During FY 2012-13, nineteen households were relocated. All households were relocated to permanent standard housing throughout the City.

The City attempts a holistic approach to neighborhood revitalization. The goal is to preserve as many units as possible by providing a rehab program that benefits the homeowner and the community. If a property is acquired, a determination is made after careful assessment by our rehabilitation specialists as to whether the property can be preserved or whether it must be demolished.

A yearly work plan is submitted for all CDBG activities including relocation activities. Once the relocation work plan has been obtained, a windshield survey is done to give the relocation officer an overview on single or multiple relocatees. Once the Intent to Acquire Notices are given, the relocation staff contacts the tenant, homeowner or business to determine particular needs. This information is made in person to assess rental needs, handicapped accessibility issues, or business relocation needs. When the property has been acquired, more in-depth information is obtained to adhere to the Uniform Relocation Act (URA) requirements.

To avoid unnecessary displacement, property owners are provided with information and the availability of resources to bring their properties up to housing codes.

Self-Evaluation: The City of Raleigh continues to try to minimize the impact of displacement due to redevelopment activities for families, individuals and businesses by providing appropriate assistance. This assistance includes help in obtaining comparable replacement housing or commercial sites. Assistance may include referrals to appropriate public and private agencies that provide services concerning housing financing, employment, health, welfare, or legal assistance. The range of services depends on the needs of the person being displaced.

PART III – HOME ANNUAL PERFORMANCE REPORT

A. INTRODUCTION

The City's Consolidated Plan adopted May 2010 that covers this reporting period states that the City will continue to adhere to four basic principles to guide program expenditures. These principles are:

- The provision of affordable, decent, safe, and sanitary housing for all City Residents
- The need for an on-going partnership with the private sector and continued inter-governmental cooperation between the County, regional, and state governments
- That affordable housing must be made available throughout the City
- The continued emphasis of neighborhood revitalization where the goal is to encourage neighborhood stability and preservation of existing housing stock.
- These goals are implemented through a housing strategy which targets assistance and resources to the following **priority one** household types:
 - Very low-income renter households.
 - Homeless persons and families.
 - Elderly and persons with disabilities in need of supportive housing.
 - Low- and moderate-income homebuyers.
 - Homeowners needing significant rehab assistance.

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B. HOME PROGRAMMATIC ACCOMPLISHMENTS

1. Homeowner Rehabilitation

The City's Five Year Plan indicated that approximately 9% of the City's population was elderly. The Five Year Plan also showed that approximately 19% of elderly households had some type of housing problem. The City of Raleigh has a number of programs designed to assist elderly homeowners by providing rehabilitation assistance or emergency rehab assistance.

Ten units were rehabilitated in the last year with HOME funds. Elderly and/or disabled homeowners are assisted through the City's Deferred Payment Loan (DPL) Program. The maximum loan amount of a DPL is \$35,000 in response to the need for more significant rehabilitation and higher costs. Applicants must be low-income or have incomes at or below 50% of the median income (\$39,950). All of the DPLs were completed as Forgivable Loan rehabs, which raised the allowed amount to \$45,000.

Performance Measurement of Owner Rehabilitation Activities

Objective:	Decent Affordable Housing	
Outcomes:	Availability/ Accessibility	
Output Indicators:	Number of units rehabilitated	10

Community Development did meet the goals of 12-16 HOME/Bond rehabs with the three Bond rehabs. The Forgivable Loan Program offers forgivable loans; the City uses HOME in addition to Bond funds for this program. Fewer applications are coming in, due to the economy.

2. New Low-Income Housing

The need for rental housing for very low and low-income households continues to increase. To address this need, the City continues to fund and support new development or rehabilitation of rental units. The City also supports rehabilitation of older rental units through its purchase and low rent housing program. The City's Joint Venture Program provides opportunities for the City to assist in funding new affordable rental units.

Performance Measurement of Housing Production Activities

Objective:	Suitable Living Environment	
Outcomes:	Affordability	
Output Indicators:	Number of units rehabilitated	0
	Number of units constructed	60

Water Garden Village Apartments for low-income families was completed with HOME funds this year.

3. Private Sector Participation

The City has worked with the private sector in a number of programs primarily in the areas of mortgage lending, rehabilitation/construction management, and property management.

MORTGAGE LENDING: The City currently has agreements with a number of lending institutions.

PROPERTY MANAGEMENT: The management of low-income rental housing units is by Barker Realty, which is responsible for the majority of property maintenance and rent collection.

REHABILITATION/CONSTRUCTION MANAGEMENT: The City continues to work with individual rehabilitation consultants under contract with the City for rehabilitation construction management. These consultants assist with specification preparation and contract management.

4. Community Housing Development Organizations (CHDOs)

Sunnybrook Phase I, with 10 units, was the CHDO project completed in 2012-13. The project provides affordable, attractive, energy efficient units for veterans who were homeless.

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Performance Measurement of CHDO Activities

Objective:	Suitable Living Environment	
Outcomes:	Affordability	
Output Indicators:	Number of units rehabilitated	0
	Number of units constructed	10



**Sunnybrook I - CASA
Apartments for Homeless Veterans**

C. PUBLIC POLICIES

1. AFFIRMATIVE MARKETING

The City maintains a policy of non-discrimination and equal opportunity in housing, pursuant to the objectives of Title VIII of the Civil Rights Act of 1968, and the City's Fair Housing Ordinance. Fair Housing activity is made known to the general public through the use of news media and presentations to community organizations, social service agencies and church groups.

The development of partnerships with area lenders, the Raleigh Board of Realtors, the Homebuilders Association, and private rental management companies has expanded the Department's effort to reach a larger and more diverse community. All new HOME participants are advised of the HOME requirements for affirmative marketing. Advertisements for family units are made using news media.

2. MINORITY OUTREACH

The CDBG and HOME Program makes every effort to use minority contractors in carrying out program activities. Under the HOME rehabilitation program, a total of \$125,665 in construction projects was awarded to minority and women contractors. The City has a Business Assistance Program which monitors minority participation in all City contracts. The City has established a goal of 15% for construction projects that exceed \$50,000. This effort is monitored by the Minority and Women-Owned Business Program Coordinator in the Department of Administrative Services.

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3. SHORTFALL FUNDS

No shortfall funds have been committed during this reporting period.

4. PROGRAM INCOME

In FY 2012-13, program income from HOME loans and rents totaled \$499,183, most of which was used in the rehabilitation program and joint ventures.

5. MATCH

In FY 2012-13, the HOME match liability was \$262,940. The City had excess match of \$81,145.12 from the previous year and contributed \$438,114, for a total of \$519,940. Excess match carried to next year is \$256,319.

6. SECTION 215 HOUSING

Section 215 of Title II of the National Affordable Housing Act. Section 215 defines what constitutes "affordable" housing projects under the Title II HOME program. The City completed 70 rental units and ten homeowner rehabilitation projects for a total of 80 units with HOME funds.

HOME ON-SITE INSPECTIONS

Each year, the City assesses its HOME, CDBG and Housing Bond financed units to make sure that they are maintained, comply with federal Housing Quality Standards and that they are being rented at or below the annual HUD designated affordable rents. The monitoring summary spreadsheet below shows all monitoring up to date and all projects monitored with no findings.

All HOME units were found compliant upon inspection. The Department maintains a copy of its site inspections on file for review and monitoring purposes. HUD requires that all projects with 1 to 4 units be monitored at least every three years, projects with 5 to 25 units be monitored every two years, and projects of 26 or more units every year.

The monitoring process consists of an on-site visit and a review of files. The management company and/or Sponsor of the development are notified in writing that they need to contact the City to schedule a date to monitor. Prior to the monitoring date, we ask that they supply us with a complete list of all tenants along with their annual incomes, the number of people in the household, the date of last income certification, and their rent amount. This is generally reviewed prior to the visit to ensure that all tenants are income eligible and that at least 20% of the units are renting at or below low home rent and the remaining are at or below high home rent. Currently, all developments are in compliance with regard to rents and incomes.

The next step in the City's monitoring process is an on-site visit. At least 10% of the apartments are randomly selected and thoroughly inspected to ensure that they meet at least federal Housing Quality Standards. The interiors and exteriors of the apartments are examined to ensure that they are being maintained and that they represent no hazards. All common areas are also inspected for safety and for cleanliness. Project Data files along with between 10% - 20% of the tenant files are then reviewed. Several different files are randomly selected (usually those files of the apartments that were monitored). The files are reviewed to ensure that incomes are being calculated correctly and that they are being re-certified every year. Within the past year, we found no inconsistencies in the files.

Before leaving, a copy of the standard lease is requested to ensure that it references the annual verification of income. Also, we determine that appropriate Fair Housing and Affirmative Marketing guidelines are followed. All listed developments have been found to be compliant with all guidelines and restrictions. No further action was necessary after any of the monitoring visits. All HOME projects inspected are providing annual updates of their 6-D HUD reporting forms or are using the comparable North Carolina Housing Finance Agency RCRS system and are compliant in this area.

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Community Development Project Monitoring Activities Schedule and Summary As of : 7/2/13

Project	Developer	Monitoring Program	Units	Monitoring Dates	Results
Millbrook Vilas	Passage Home	City	12	3/28/2012	compliant
Hollenden Place	Passage Home	HOME (CHDO)	22	3/28/2012	compliant
Franklin Woods I & II	Passage Home	HOME (CHDO)	4	3/28/2012	compliant
Woodpecker Court	City/Barker	HOME	12	12/4/2009	compliant
Ricky Circle	City/Barker	HOME	4	10/16/2012	compliant
809 Bragg Street	City/Barker	HOME	4	10/16/2012	compliant
806/810 Jones	City/Barker	HOME	4	11/2/2012	compliant
Summerdale	City/Barker	HOME	4	6/29/2012	compliant
Fox Haven	EHM	HOME/LIHTC	48	4/19/2012	compliant
The Magnolias	Wynnfield	HOME	40	5/30/2012	compliant
Lennox Chase	DHIC	HOME/CHDO	37	11/8/2012	compliant
Avonlea	DHIC	Bond	44	10/30/2012	compliant
Jeffries Ridge/Mt. Pleasant Ventures	DHIC	City	32	10/30/2012	compliant
Murphey School	DHIC	City	50	10/19/2012	compliant
Tryon Grove	DHIC	City	48	10/19/2012	compliant
West Oaks/Breyer Street	Mills Construction	Bond	50	10/8/2012	compliant
Elder's Peak	Pendergraph	HOME	48	4/26/2012	compliant
Gregory Oaks	WAJ	Bond	32	5/23/2012	compliant
Carlton Place	DHIC	Bond	80	11/6/2012	compliant
Wakefield Hills	DHIC	Bond	84	11/15/2012	compliant
Terrace Spring	Evergreen	Bond	48	9/10/2012	compliant
Hope Crest	CASA	HOME	10	4/10/2013	compliant
Glenbrook Crossing	DHIC	Bond	63	11/27/2012	complaint
Gateway Park	NRP	Bond	84	10/19/2010	compliant
202 Heck Street	J.E. Williams	HOME	2	11/9/2012	compliant
Harrington Street	CASA	City	12	3/30/2012	compliant
Shammah Winds	Mills Construction	Bond	32	10/9/2012	compliant
Arbors	Mills Construction	Bond	50	10/10/2012	compliant
Madison Glen	DHIC	Bond	50	11/29/2012	complaint
Trinity Ridge	WAJ	Bond	48	5/23/2012	complaint
Meadow Spring	Evergreen	Bond	33	4/23/2012	compliant
Garden Spring	Evergreen	Bond	33	4/23/2012	compliant
Milburnie Apts.	Mills Construction	Bond	50	10/9/2012	compliant
Prairie Bldg	DHIC	Bond	11	10/31/2012	compliant
Marsh Ridge	WAJ	Bond	48	5/22/2012	compliant
Ripley Station	DHIC	Bond	48	10/30/2012	compliant
Carolina Terrace	Wynnefield	Bond	28	5/30/2012	compliant
Chestnut Hills	Mills Construction	Bond	50	10/8/2012	compliant
Berkeley Spring	Evergreen	Bond	36	4/23/2012	compliant
Hodges Creek	Mills Construction	Bond	50	10/10/2012	compliant

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Holmes Street/Shades Point Townhomes	Warren Marshall	HOME	6	9/14/2012	compliant
Wakefield Manor	DHIC	Bond	96	11/15/2012	complaint
513 Cleveland Street	CASA	City	4	3/30/2012	complaint
Windsor Spring	Evergreen	HOME	39	4/23/2012	compliant
Autumn Trace	Evergreen	Bond	34	12/4/2012	compliant
Village of New Hope	Evergreen	HOME	45	12/18/2012	compliant
Perry Hill	Evergreen	HOME	48	12/18/2012	compliant
Oak Hollow	CASA	HOME	10	4/10/2013	compliant
Crest Commons	CASA	Bond	19	4/10/2013	complaint
Waterbrook	CASA	HOME	64	4/8/2013	complaint
319 Heck Street	Stuart Cullinan	Bond	12	4/20/2012	compliant
Biltmore Hills	WAJ	Bond	50	5/22/2012	compliant
Carlton Avenue	CASA	Bond	4	8/17/2010	compliant
Curtis Drive & Ext.	Shameem Properties	Bond	16	12/10/2009	Concern
George's Mews	CASA	Bond	26	4/10/2013	compliant
Job's Journey	Passage Home	Bond	10	3/28/2012	compliant
WIHN Permanent	WIHN	Bond	12	3/11/2013	compliant
Salisbury Apartments	CASA	HOME	10	4/10/2013	compliant
Autumn Spring	Evergreen	HOME	48	12/4/2012	compliant
Brookridge	DHIC	HOME	41	11/6/2012	compliant
Watergarden Village	DHIC	HOME	60	4/16/2012	compliant
Meadow Creek Commons	DHIC	HOME	48	11/8/2012	compliant

Summary of Progress

The City of Raleigh Community Development Department has developed an aggressive housing and community development program to implement the goals and objectives described in the Consolidated Plan. The programs which have been established are aimed at the following: increasing the affordable housing stock, eliminating substandard housing conditions, providing homeownership opportunities, eliminating slums and blight in older neighborhoods; improving the employment skills of low and moderate income people; leveraging federal resources with private funds and establishing partnerships to implement these programs.

The City continues to strive to reach its objectives by establishing performance goals for activities and staff, expanding our partnerships with the private and nonprofit sector and by examining strategies to streamline our programs to make them more productive and efficient.

The Department continues to emphasize its objective to increase the number of affordable housing units. This production objective requires that staff time be directed towards those activities that increase the number of housing units completed each year.

The Department is proud of its accomplishments this past year, which provided affordable housing that is of high quality and leverages federal dollars with the private sector. The Department remains dedicated to meeting the goals and objectives identified in the Consolidated Plan. Summarizing, activities this past year included the following:

1. Low-Income Renters: The City continued to provide housing for low-income renters through the City-Owned Housing Program and the Joint Venture Program. Most of the City-owned units rent for \$500 per month. The City completed 270 units through its Joint Venture program and has committed to 214 additional

CITY OF RALEIGH, NC

units. Both of these programs are targeted mostly to households earning less than 50% of the median income. Joint Venture projects are geographically dispersed throughout the City.

2. Homebuyers: Assisting homebuyers is a major priority for the City. We continued our Second Mortgage Programs and worked closely with participating lenders. The City also continued the Homeownership Counseling Program. Last fiscal year, 56 Second Mortgage Loans were completed, and 518 persons attended Homeownership Counseling.

3. Elderly/Disabled Households: The City continues to support several programs to assist this First Priority Need. The City continued to work with Resources for Seniors to provide a Limited Repair Program to include all low-income homeowners. HOME and Bond dollars are also used to provide rehabilitation assistance to the elderly through its Deferred Payment Loan/Forgivable Loan Rehab Program. Last fiscal year, the City completed 46 units.

4. Special Populations: Special populations remain a Priority One Housing Need. Community Development is focusing on affordable housing for this population. The City has funds for Homeless Support and supports projects such as Sunnybrook Apartments, which serves homeless veterans. ESG directly and effectively assists this population.

5. Housing Rehabilitation: The City provided 15 loans for substantial rehabilitation, utilizing federal HOME, CDBG and City bond dollars. \$651,956 in HOME and HOME match funded the ten HOME rehabs. \$140,067 was spent for the two CDBG projects. \$293,392 of bond funded three projects.

6. Neighborhood Revitalization - During the past fiscal year, the City continued its focus in several redevelopment areas.

The City continued to work in the College Park, New Bern Edenton, Thompson Hunter and Garner Road areas, acquiring 26 parcels and demolishing units on 18 parcels. One reconstructed unit was sold to a homebuyer.

The City felt that this past year was successful in terms of meeting performance goals for acquisition of property and for meeting expenditures within the timeframe. The City met the 1.5 ratio, as required by HUD.

Non-Housing Priorities:

Economic Development - The City continued to support the Construction Trades Building Program. The program is aimed at increasing job skills for unemployed and underemployed low-income residents.

Community Enhancement Grant - The City provided grant funding for several nonprofit agencies to serve the low-income population. This program serves a high number of beneficiaries, using a relatively small amount of money.

Certifications of Consistency - The City supports applications for federal assistance. During 2012-13, the following certifications were granted by the City: Continuum of Care NOFA Grant and Raleigh Housing Authority's Consolidated/Annual Plan.

Conclusion

The support for affordable housing remains strong as the voters passed a \$16 million housing bond in October 2011. The bonds will continue to expand the City's efforts at providing affordable housing throughout the City.

The goals of the Consolidated Plan were supported by the One Year Action Plan and the accomplishments detailed throughout the narrative. The Community Development Department will continue to strive for excellence in all of its programs.